136.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,800 / 862,800
					USE VALUE:	862,800 / 862,800
					ASSESSED:	862,800 / 862,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATTERSON ROBERT E--ETAL
Owner 2:	PATTERSON MAUREEN J
Owner 3:	
Street 1:	66 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,042 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1971, having primarily Wood Shingle Exterior and 2022 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6042.000	321,700		541,100	862,800
Total Card	0.139	321,700		541,100	862,800
Total Parcel	0.139	321,700		541,100	862,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.71 | /Parcel: 426.7

Legal Description

User Acct

87364

GIS Ref

GIS Ref

Insp Date

08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0007.0

!10557!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,700	0	6,042.	541,100	862,800	862,800	Year End Roll	12/18/2019
2019	101	FV	273,500	0	6,042.	571,200	844,700	844,700	Year End Roll	1/3/2019
2018	101	FV	273,500	0	6,042.	420,900	694,400	694,400	Year End Roll	12/20/2017
2017	101	FV	273,500	0	6,042.	402,800	676,300	676,300	Year End Roll	1/3/2017
2016	101	FV	273,500	0	6,042.	372,800	646,300	646,300	Year End	1/4/2016
2015	101	FV	252,300	0	6,042.	312,700	565,000	565,000	Year End Roll	12/11/2014
2014	101	FV	252,300	0	6,042.	305,400	557,700	557,700	Year End Roll	12/16/2013
2013	101	FV	252,300	0	6,042.	291,000	543,300	543,300		12/13/2012

PRINT

Date	Time
12/11/20	00:51:04

LAST REV

Date	Time
06/28/18	18:17:25

danam

PAT ACCT.

10557

USER DEFINED

Prior Id # 1:	87364
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12085-699		10/1/1971		48,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2018	734	Heat App	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
11/19/2008	Meas/Inspect	336	PATRIOT
11/8/1999	Meas/Inspect	266	PATRIOT
7/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6042		Sq. Ft.	Site		0	90.	1.00	10									541,132						541,100	

Total AC/HA: 0.13871 | Total SF/SM: 6042 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 541,132 | Spl Credit | Total: 541,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	105210
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428362
Depreciation:	106662
Depreciated Total:	321700

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

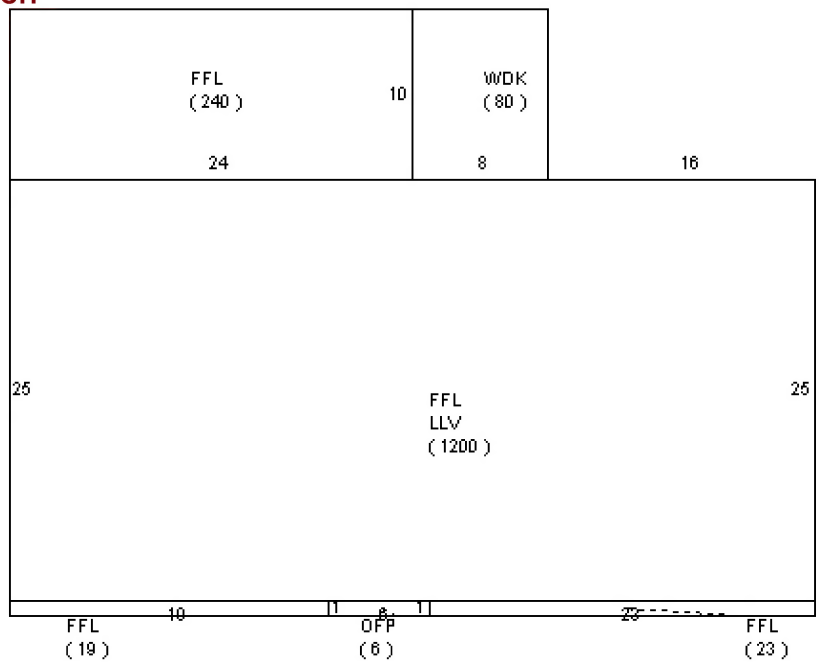
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,482	128.240	190,047
LLV	Lower Level	1,200	77.180	92,619
WDK	Deck	80	16.000	1,280
OFP	Open Porch	6	44.000	264
	Net Sketched Area:	2,768	Total:	284,210
Size Ad	1482	Gross Are	2768	FinArea 2022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	45	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	116.22
Final Total:	321700	Val/Su SzAd	217.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

136.0-0003-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: